



**Thursday, November
2nd**

**North Plains Housing
Design Workshop**

6:00 - 7:30 P.M.

*North Plains Senior Center
31450 NW Commercial Street*



North Plains Outreach Workshop on Housing Design

- » Project Purpose and Background
- » Housing Design in Context
- » Next Steps



Purpose of this project

- » Hear from you about what types of housing you want to see in North Plains
- » Help the community implement adopted 2035 North Plains Vision
- » Share facts about North Plains current housing supply, demographic trends and housing design best practices
- » Explore different housing types that are compatible with your needs
- » Enhance transportation choices for North Plains residents by increasing housing diversity

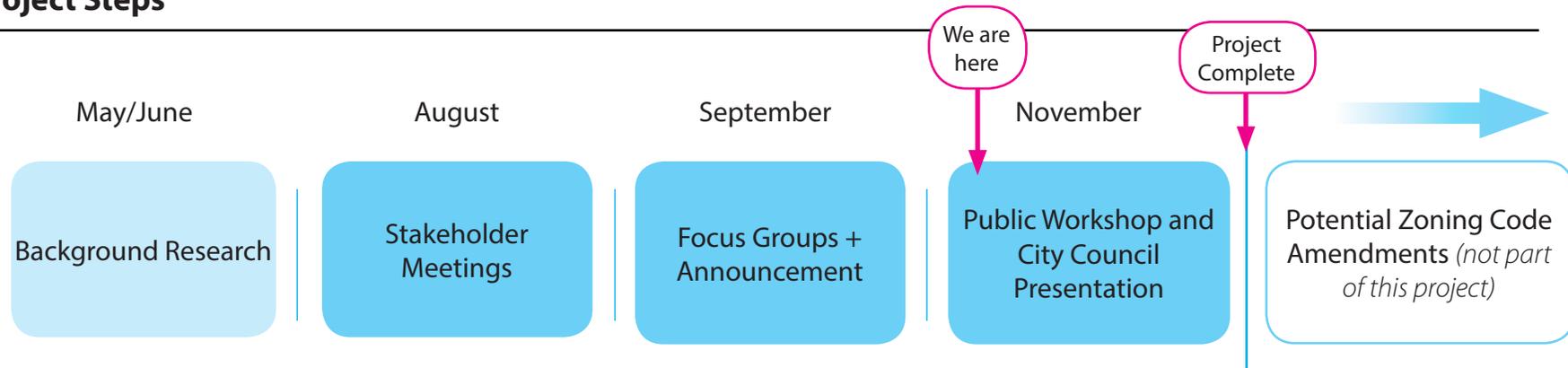
Project Approach

Not part of this project

- » Zoning changes
- » Low density residential areas

- » Study recent housing development in North Plains and comparable places
- » Talk to North Plains community to get feedback on current and future housing designs
- » Public workshop, presentation to City Council and self-guided tour

Project Steps



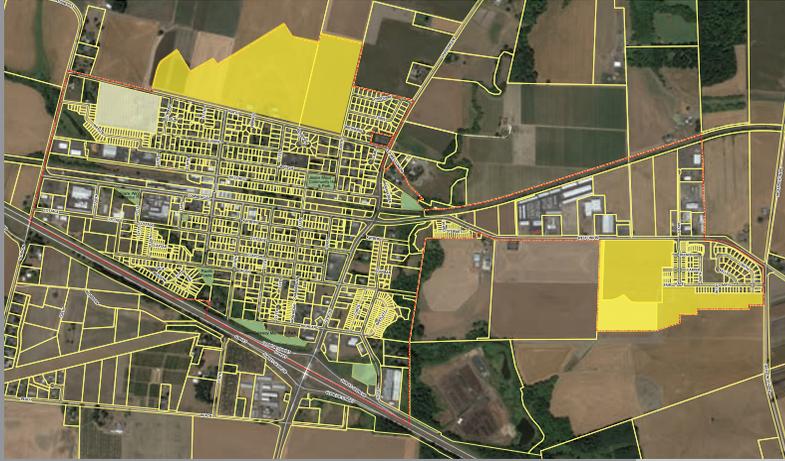
Project Background



Project Background

- » City population 2,000+ residents and facing growth pressures
- » Pressure for more housing in proximity to Hillsboro employers
- » In the last 15 years: Housing developments of 30 units or more

Project Background / Expansion Areas



North Expansion Area

- » 76 acres: 440 homes at a variety of densities
- » Some mixed-use development
- » Area is currently being master planned

East Expansion Area

- » 70 acres: 304 homes (104 built, 198 remaining to be built)
- » 11+ acres for elementary school
- » Area has been master planned and development is underway

2035 North Plains Vision

NORTH PLAINS VISION STATEMENT

In the year 2035, residents of North Plains enjoy a safe and welcoming community as a livable place for people of all ages. North Plains is an independent community within Washington County that maintains a small town character while accommodating current and future residents. Citizen participation is strong and community members can see the results of their involvement. Community gathering places and events form the heart of North Plains.

Community

Our events are inclusive and connect neighbors frequently. Residents and visitors enjoy events such as the North Plains Elephant Garlic Festival and a rich variety of social and cultural activities to celebrate the city, its history and its people. North Plains' residents are active and engaged in civic events and decision-making processes.



Economic Opportunity

Downtown North Plains retains its old town atmosphere and is a vibrant, walkable, attractive place to shop, dine and gather. Glencoe Road and Commercial Street supply business-friendly, mixed-use areas for residential and commercial development. Employment areas provide land for industrial and other employment opportunities. Proximity to US 26 provides easy access to well-paying jobs in the region. North Plains is recognized as a gateway to the Oregon Coast.

Neighborhoods

Historic structures are maintained and rehabilitated to accommodate new homes and businesses. There is a range of quality housing for all ages and income levels. Housing is attractive, compatible and builds upon historic North Plains' patterns. Land uses and housing types transition cohesively among neighborhoods.



Heritage & Natural Resources

North Plains' agricultural heritage is visible and accessible in places like Lakeview Farms. City policies preserve natural assets and areas, such as McKay Creek and Ghost Creek tributaries.



Connectivity

North Plains is a well planned and connected city where residents and visitors enjoy pedestrian and bicycle paths between neighborhoods and to downtown. Walking is safe. Bicyclists understand designated routes and share the road safely. North Plains is connected to surrounding recreational, economic and cultural amenities.



Public Services

North Plains' families and visitors enjoy the City's parks, trails, community center and recreational opportunities. The library continues its vital role as a place of learning. Residents value first responders, community policing, fire prevention and emergency preparedness. Proficient government agencies maintain existing city assets and coordinate future development. Transportation routes for freight, automobiles, bicycles and pedestrians are well-marked and communicated. Parks and recreation activities are easily accessible, including walking, bicycling and golfing.

ENVISIONNP.ORG

- » Residents enjoy safe and welcoming community as a livable place for people of all ages
- » A range of quality housing for all ages and income levels. Housing is attractive, compatible and builds upon historic North Plains patterns.
- » Land uses and housing types transition cohesively among neighborhoods

Existing Developments

- » McKay Fields
- » Kemmer Meadows
- » Sunset Ridge
- » Wascoe Street Development
- » Senior Housing: Senior Plaza and Highland Court Apartments

Issues and Design Challenges

- » Parking designs with little room for parallel parking and street trees
- » Narrow alleys with insufficient driveway lengths
- » Narrow lots with unusable side yards
- » Lack of multi-dwelling homes
- » Prominent garages and recessed front entries
- » Underused pocket parks with fully fenced perimeters

What we've heard from the community

*Differing perspectives on how North
Plains should grow*



One Perspective

- » Like single dwelling homes with larger lots
- » Not interested in apartments in North Plains
- » Concerned about increasing density
- » Keep community small with rural character
- » Unhappy with new developments
- » No dwellings taller than 2 story

Another Perspective

- » Better mix of housing types next to each other
- » Happy with new developments but want improved design: such as fixing parking problems
- » Would like to see apartments including townhomes and 2-3 story multi-dwelling homes
- » More options for seniors such as single level homes and accessory dwelling units
- » Consider all modes of transportation and make space for biking and walking





Community Feedback

“North Plains is divided: there’s the old part of town and the new parts of town. People moving into those areas have different ideas about livability. Would like to see the two areas grow together, since everyone is a part of the same community.”

“There should be more diversity in the types of housing in a neighborhood and in our community. Since we aren’t all alike, it would make sense that our housing would be different too.”

Community Feedback



- » Information about North Plains history and character
- » Examples of sensitive infill that people can develop themselves, like ADUs.
- » What does affordability mean for North Plains
- » Development needed to support a grocery store

Demographic Data

Housing Needs: Demographic Data

- » Population data about North Plains: Median age, sex, race and ethnicity, income, commute time and mode, education
- » Dwelling unit info: ownership, type, tenure
- » Other cities we studied for comparative purposes: Hillsboro, Beaverton, Banks and Wilsonville

North Plains at a glance

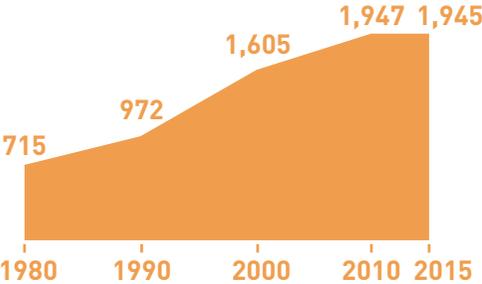
Data: Metro, ACS 2015 5-year U.S. Census



POPULATION

1,945
residents

POPULATION GROWTH



POPULATION IN PERSPECTIVE



MEDIAN AGE

37 years old

about the same as
Portland Metro

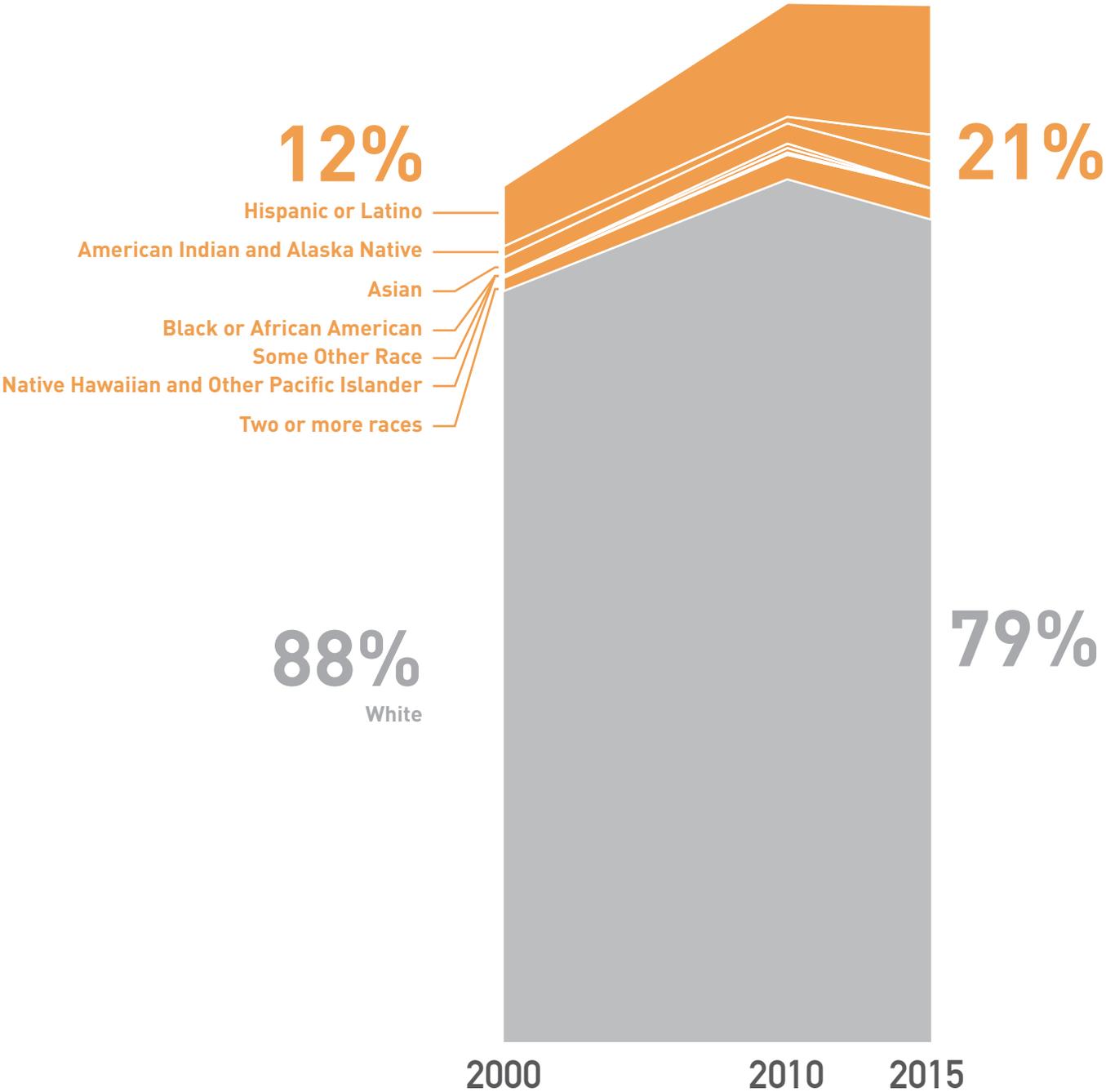
GENDER

48% female **52%** male

slightly more male
than Portland Metro
and Oregon

The people of North Plains are growing more diverse

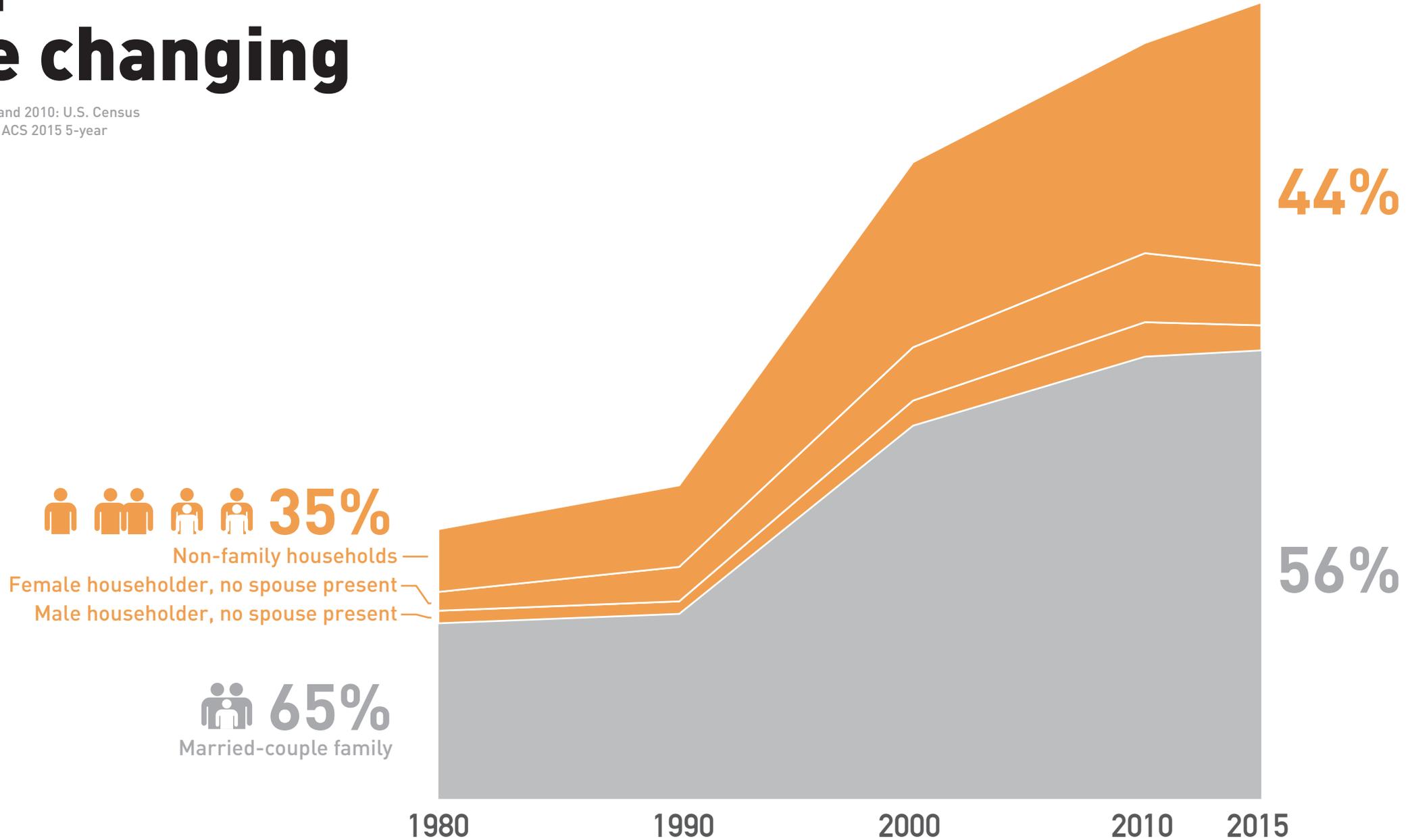
Data for 2000 and 2010: U.S. Census
Data for 2015: ACS 2015 5-year



Note: Hispanic includes respondents of any race.
Other categories are non-Hispanic.

Types of households are changing

Data for 2000 and 2010: U.S. Census
Data for 2015: ACS 2015 5-year

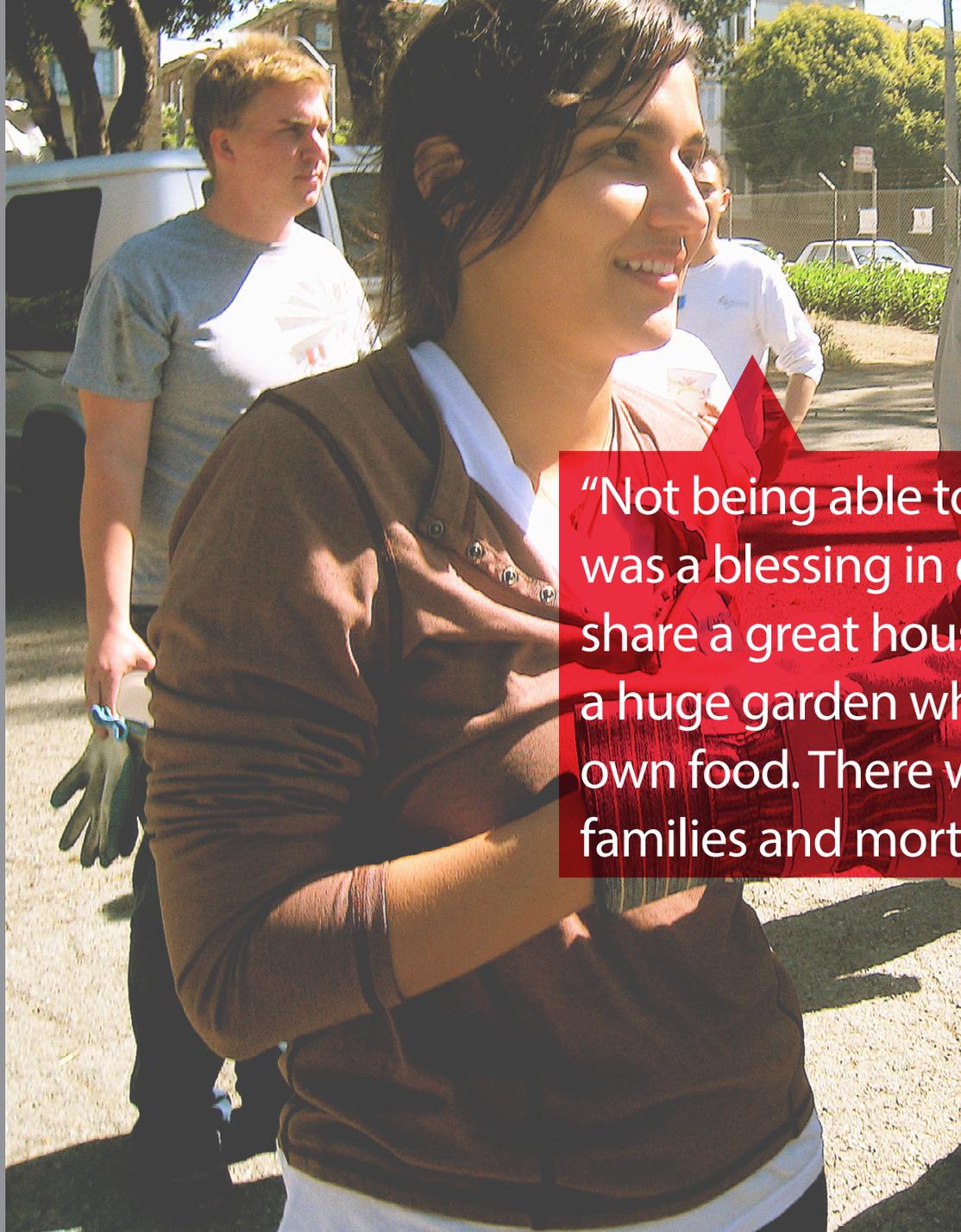




“I wanted to be close to a good public school for my kids. It’s important to me that we live somewhere with a sense of community where people watch out for each other.”



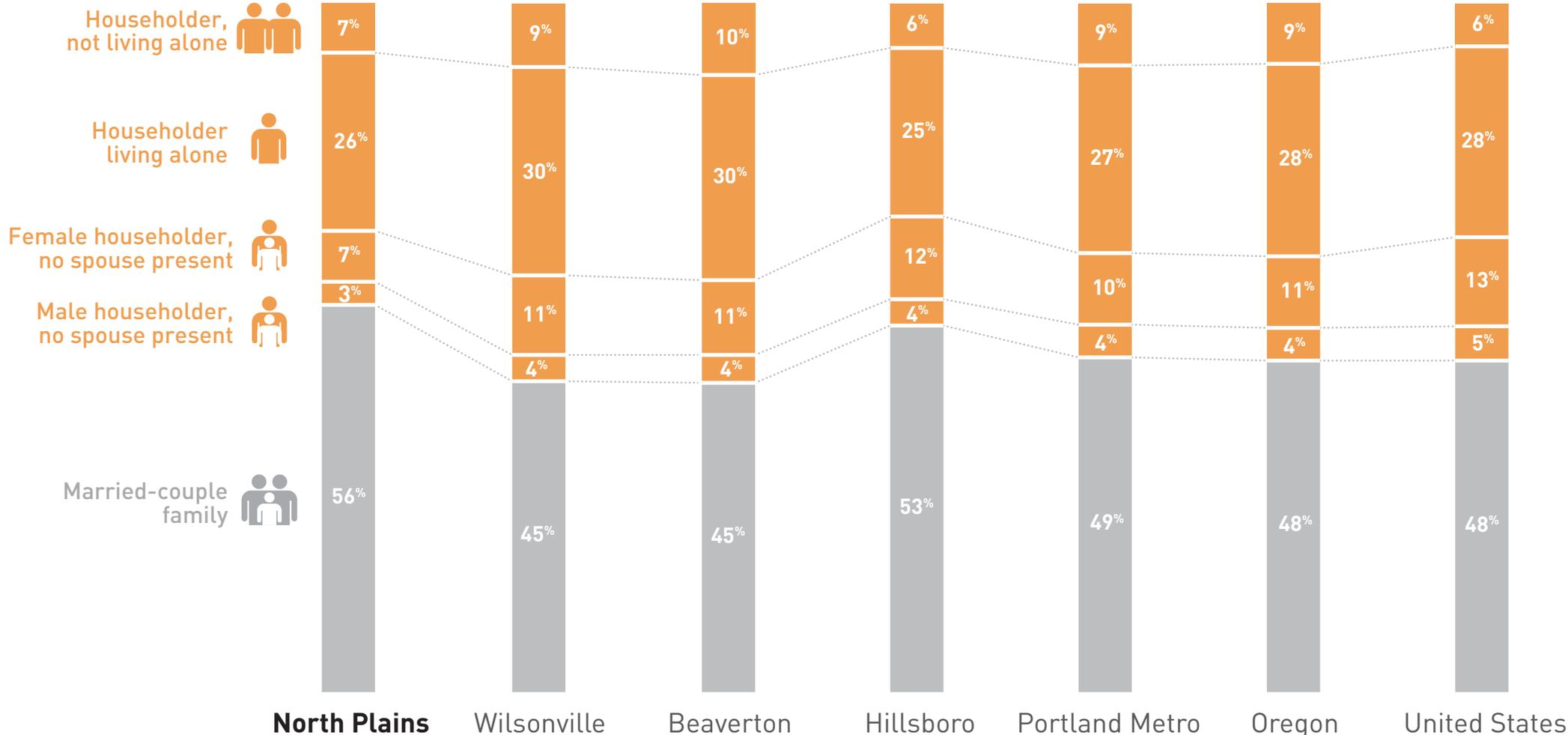
“We raised our kids here. All of our friends are here. Why would we move somewhere where everyone has grey hair and plays bridge all day?”



“Not being able to afford a place on our own was a blessing in disguise. Together, we can share a great house with a doable rent, and a huge garden where we grow a lot of our own food. There will be plenty of time later for families and mortgages.”

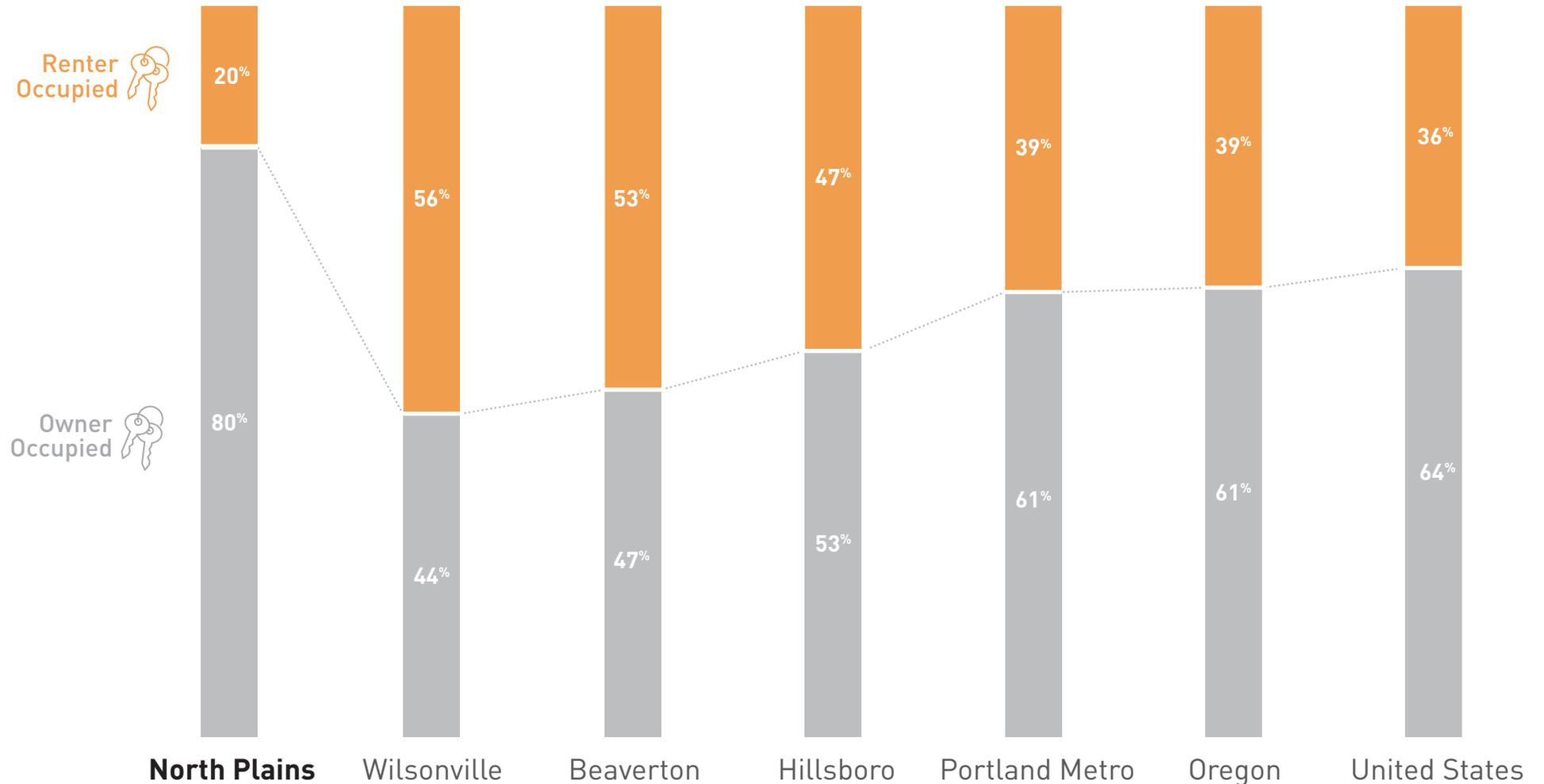
The types of households in North Plains are similar to the region

Data: ACS 2015 5-year

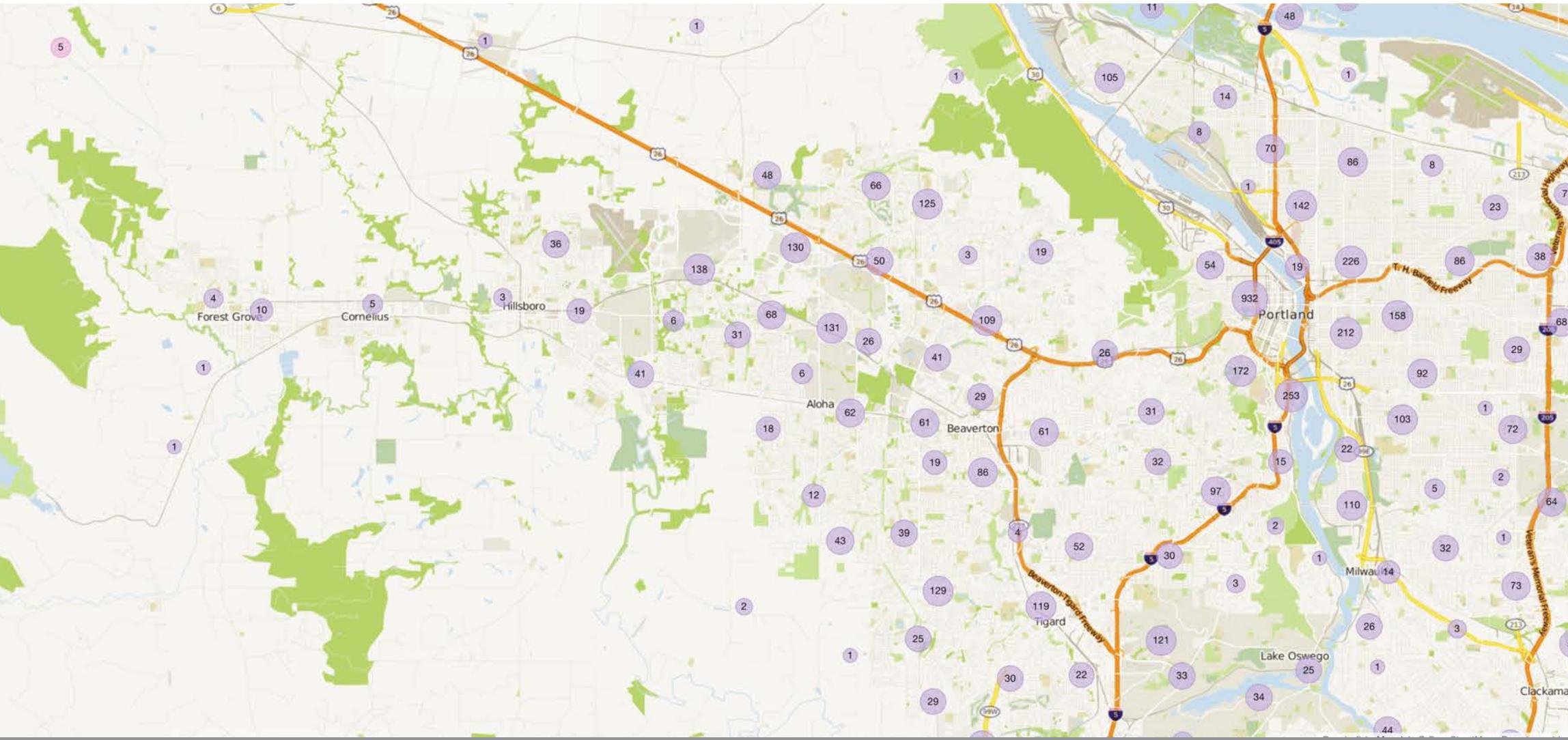


But much fewer people rent their homes in North Plains

Data: ACS 2015 5-year



On September 5, there was just one home for rent in North Plains on craigslist.org

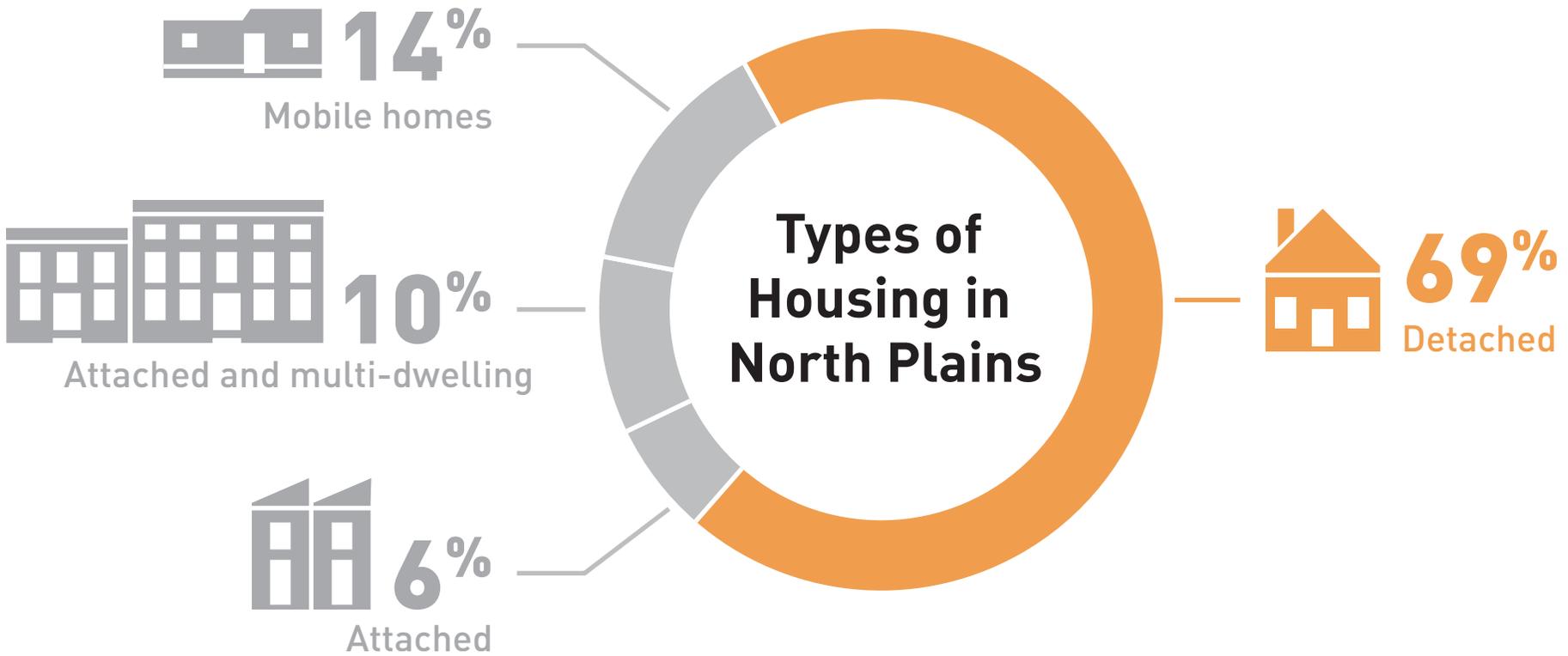


“I wish we could own a house, but that just doesn’t seem like it’s in the cards for us right now. Until we make that a reality, we rent an apartment so we can work our way up to where we want to be.”



North Plains has mostly detached housing

Data: ACS 2015 5-year



Detached Housing



Missing Housing

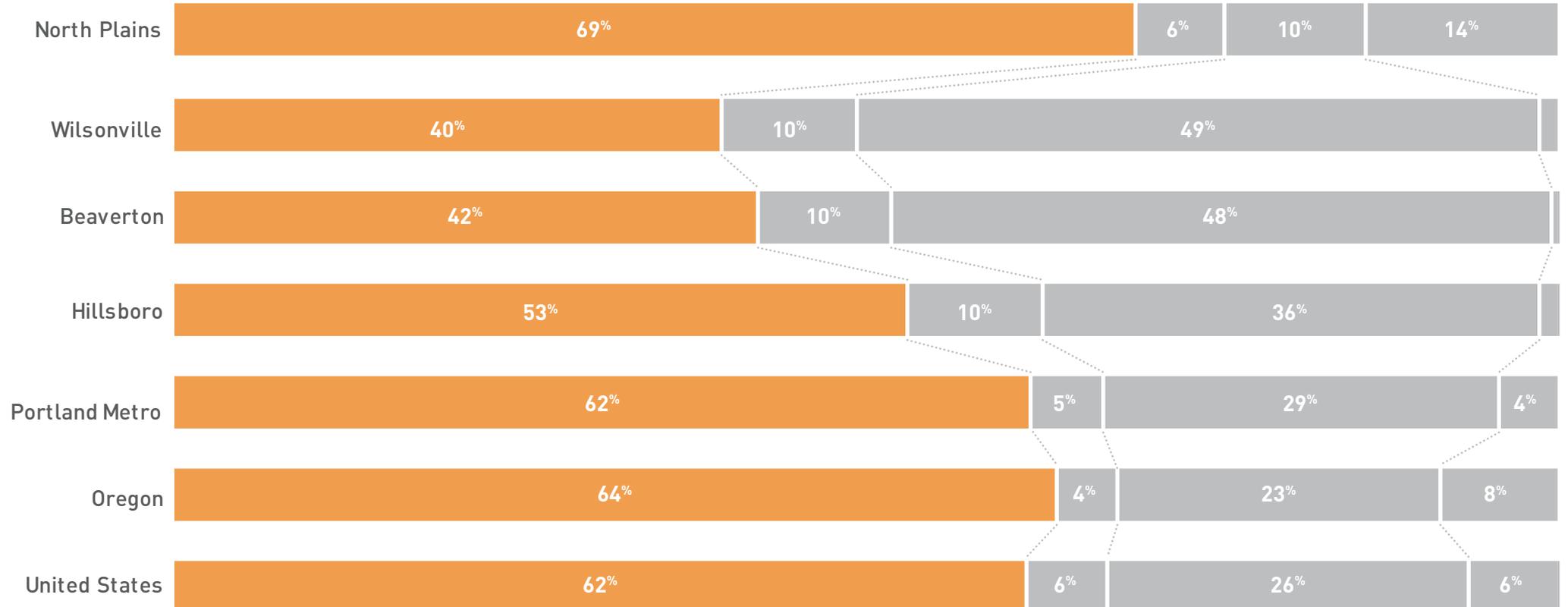


Housing options are more diverse throughout the region

Data: ACS 2015 5-year

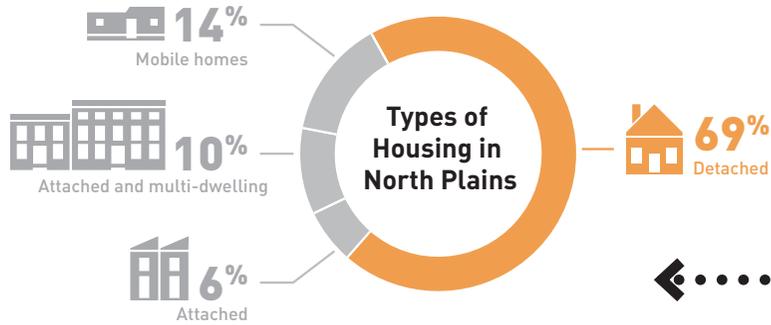


Other



North Plains has mostly detached housing

Data: ACS 2015 5-year

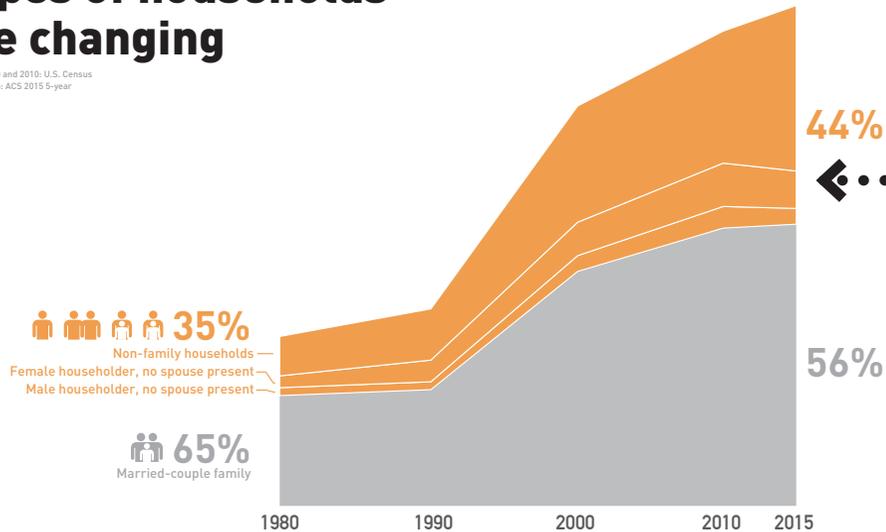


» Current housing options aren't meeting all of the community's needs

Available housing is overwhelmingly detached single-dwelling

Types of households are changing

Data for 2000 and 2010: U.S. Census
Data for 2015: ACS 2015 5-year



Yet, non-family households are growing

Renting as a Lifestyle Choice

- » Renting provides an option for people in the full spectrum of housing
- » Amenity-rich without the hassle of home-ownership
- » Broad range of types of rentals
- » Housing choice flexibility
- » North Plains opportunity



“Neither of us have that ‘white picket fence’ fantasy. We don’t feel the need to own our own home, but we do need to feel like we’ve made a home for ourselves.”

The screenshot shows the homepage of apartmenthomeliving.com. The header features the logo "apartmenthomeliving" with the tagline "live for | the perfect place" and a "channel partner" badge. Navigation links include "Find Apartments" and "Apartment Living". The main content area is titled "hey there! We're fools whether we dance or not, so we might as well dance!" and features a featured article "6 Reasons To Love Your Apartment" with 15 comments. Below this is a section for "VISIT OUR 3,781 LOCAL APARTMENT LIVING GUIDES" with links for Austin, Texas; San Francisco, California; and Atlanta, Georgia. On the right side, there is a search filter section for "FIND A funplace" with dropdown menus for location, type of home, and price. Below the search section are two social media-style posts: one from "GETanswers" with a question about apartment hunting and one from "LIVEFORfun" about a fishing trip.

Affordability

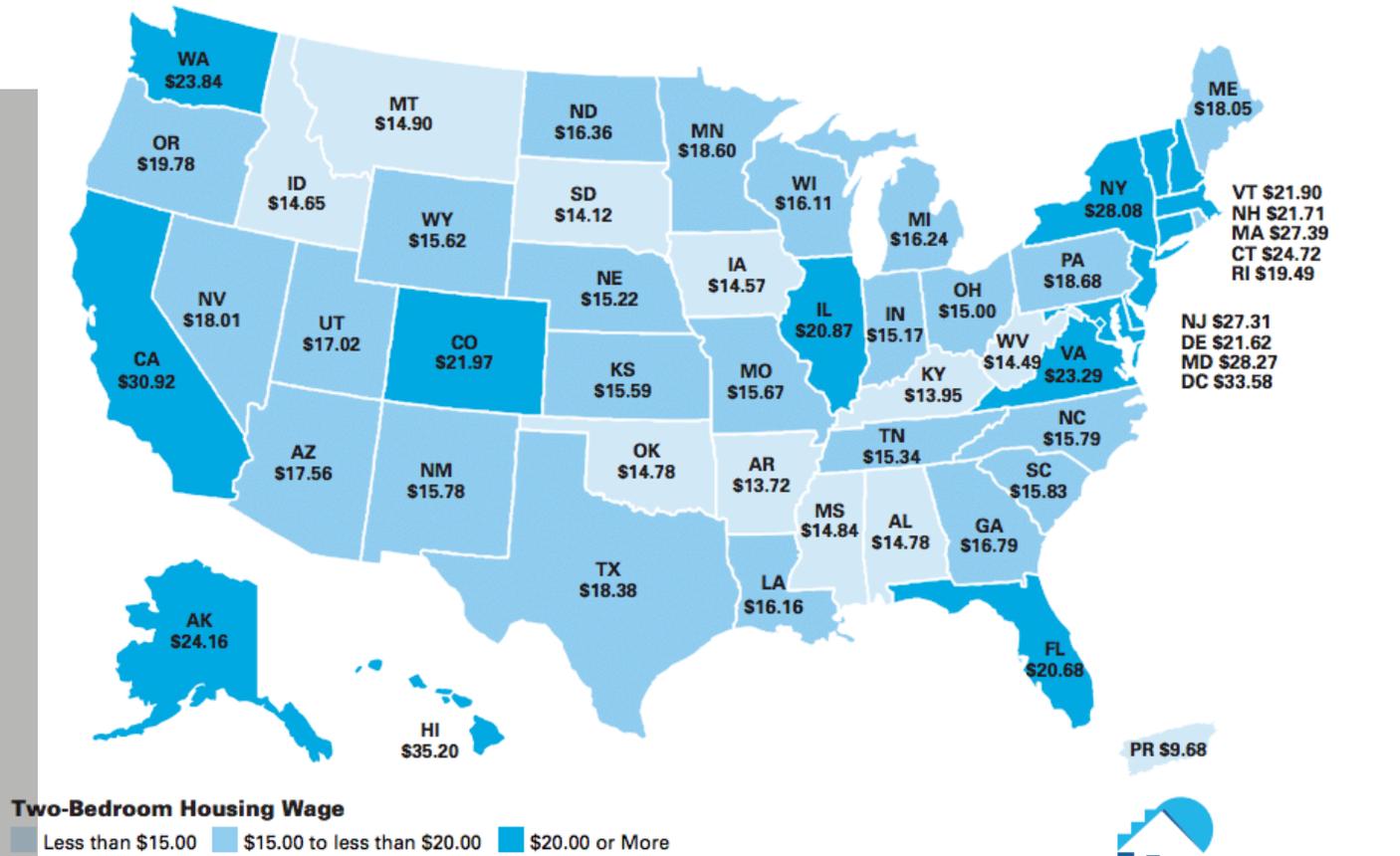
Affordability

- » Hourly wage a householder must earn to afford Fair Market Rent for 2-bedroom rental
- » No more than 30% of income*
- » In Oregon: householder must earn at least \$19.78/hour
- » that's 75% more than Metro minimum wage of \$11.25/hour



2017 TWO-BEDROOM RENTAL HOME HOUSING WAGE

Represents the hourly wage that a householder must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of their income.



Two-Bedroom Housing Wage
 ■ Less than \$15.00 ■ \$15.00 to less than \$20.00 ■ \$20.00 or More

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www.nlihc.org/oor



How many hourly wages workers make enough to afford modest rents? (NLIHC)

* Basic standard of affordability used by the federal government

What does affordability mean in North Plains?

In this community

- » North Plains Housing Needs Analysis Draft Report May 2017

- » Fair Market Rent for 2-bedroom apartment in Washington County is \$1,208*
- » A household must earn at least \$23.23 per hour to afford a two-bedroom unit in Washington County*
- » More than 30% of households in North Plains have an income below the affordable housing wage for Washington County*

* North Plains Housing Needs Analysis Draft Report May 2017

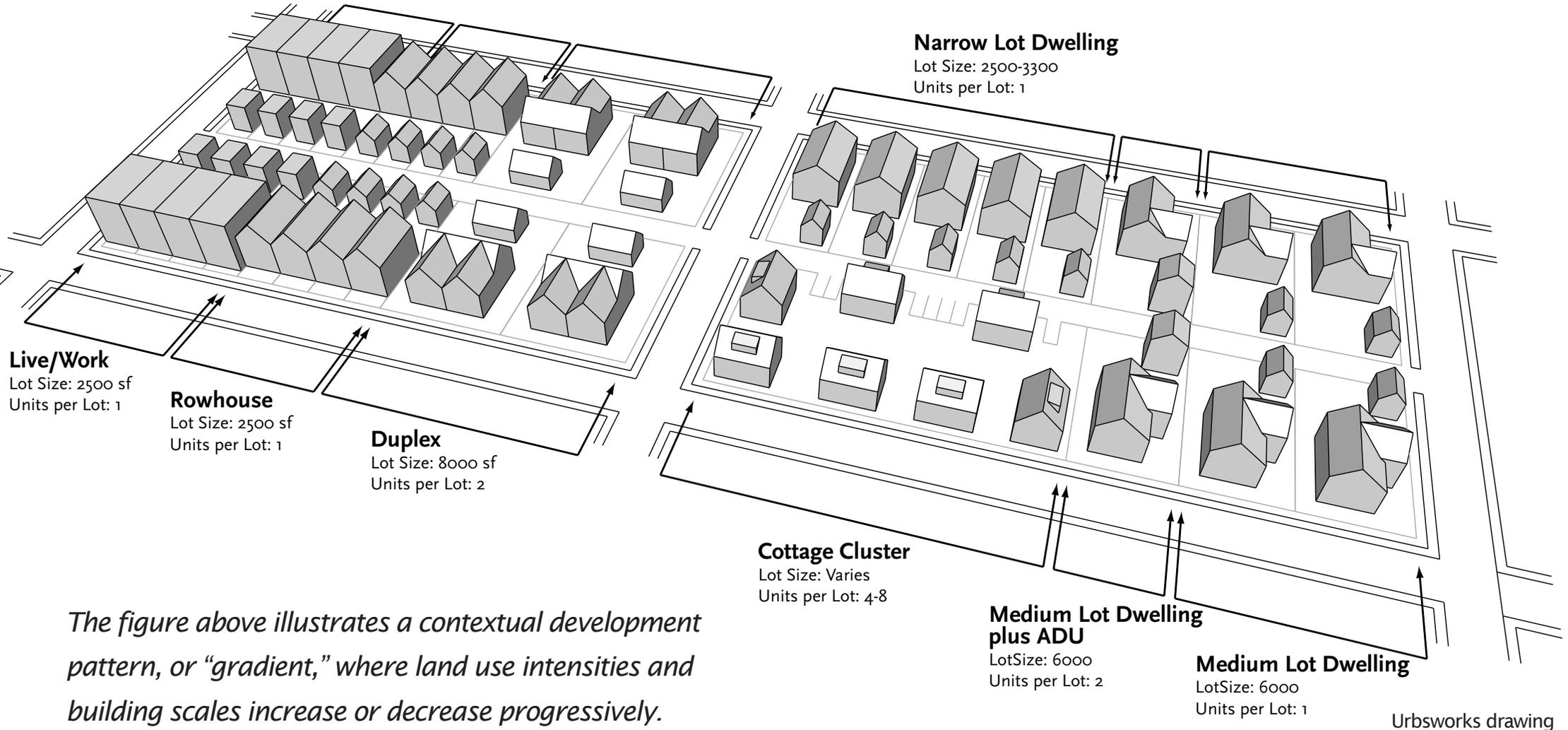
Mix of Housing

Benefits of a mix of housing designs and densities

- » A range of quality housing for all ages and income levels.
- » Vibrant diverse community of people
- » Mix of home ownership and rentals
- » Full spectrum of housing types allows someone to stay in community at any stage (rental, first home, upsize, downsize)
- » Homeownership and rental housing options
- » Higher density housing makes it easier to walk and bike: 80% of trips are non-work trips

Housing types suitable for a variety of household ages, sizes and incomes

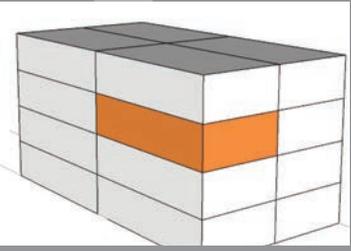
- » Apartment
- » Live/Work Unit
- » Rowhouse
- » Duplex
- » Cottage Cluster
- » Accessory Dwelling Units (ADUs)
- » Detached Dwelling



The figure above illustrates a contextual development pattern, or "gradient," where land use intensities and building scales increase or decrease progressively.

Urbsworks drawing

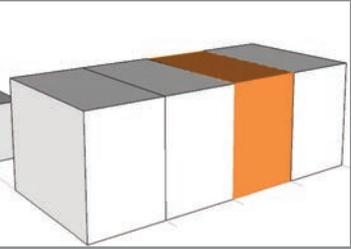
1 Apartment



» Higher Intensity Attached



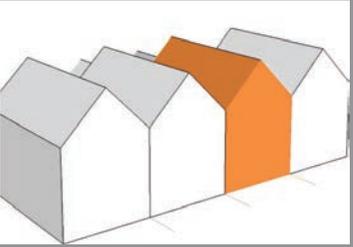
2 Live/Work Unit



» Medium - Higher Intensity Attached



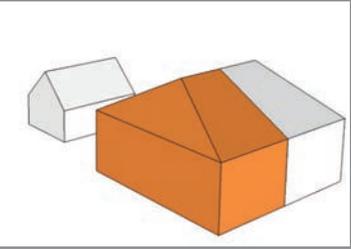
3 Rowhouse



» Medium Intensity Attached



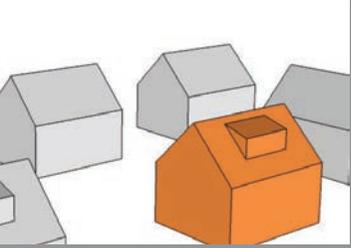
4 Duplex



» Medium Intensity Attached



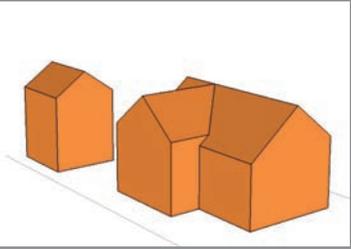
5 Cottage Cluster



» Higher Intensity Detached



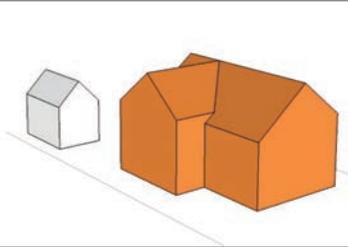
6 Accessory Dwelling Units



» Medium Intensity
Detached



7 Detached Dwelling



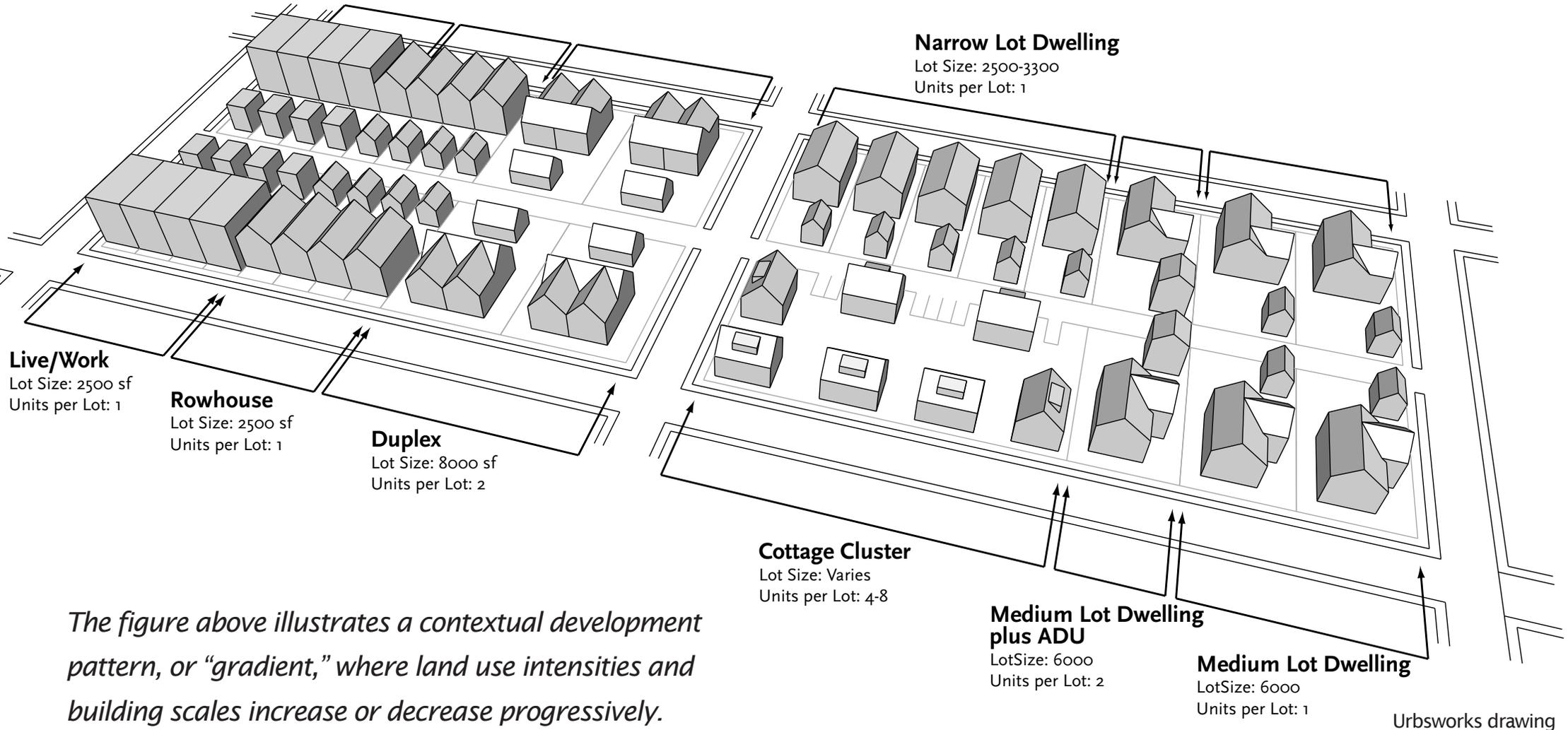
» Lower Intensity Detached



Ensuring new development
is compatible with existing
neighborhoods

- » It's usually about transitions
- » It's also about scale
- » It's also about building design and orientation

Missing Middle



The figure above illustrates a contextual development pattern, or "gradient," where land use intensities and building scales increase or decrease progressively.

Mix of Uses

Commercial Building Types



Shopping Center Models*

Corner Store

Convenience Center

Neighborhood Center

Community Center

Regional Center

Lifestyle and Town Centers

*Principles of Urban Retail by Robert Gibbs

Corner Store

- » 800 - 1,000 households
- » Located near community buildings, parks and schools
- » Offers beverages, food, snacks

Convenience Center

- » 2,000 households
- » Located at intersection of neighborhoods
- » Balance of food, personal and professional services
- » Minimum of 3 stores usually anchored by minimarket

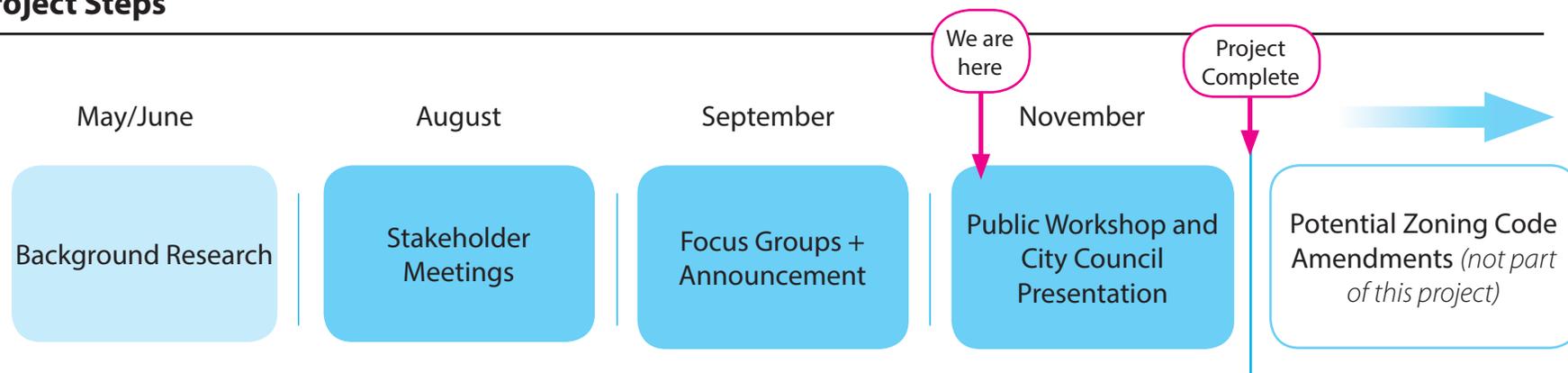
Neighborhood Center

- » 6,000 - 8,000 households
- » Located at major intersection at edge of neighborhood
- » 10 -15 smaller retailers in addition to supermarket
- » Anchored with supermarket, pharmacy and restaurant

Next Steps for the Community

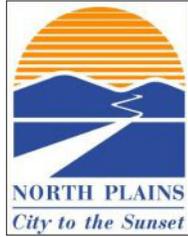
- » Potential Zoning Code Amendments
- » Increased Housing Choices
- » Self-Guided Tour

Project Steps



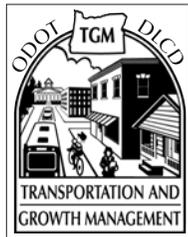
Link to Survey

surveymonkey.com/r/FBFBKQT



North Plains Outreach Workshop on Housing Design

» Thank you!



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